



ESTATE AGENTS



16 Kings Road, Godalming, Surrey, GU7 3ET

Offers in excess of £325,000

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This charming two-bedroom Victorian residence boasts an enviable location on Kings Road, offering convenient proximity to both Farncombe and Godalming town centers, as well as their mainline train stations.

Upon entering the property, a welcoming entrance hall guides you through to a well-appointed kitchen, a sitting room, and a convenient wet room on the ground floor. Ascending to the first floor, you'll discover two generously sized double bedrooms.

Externally, the property provides off-street parking for one vehicle, while an enclosed garden features a delightful patio area and a practical storage shed. This residence is ideal for those seeking a character-filled home within proximity to an array of superb local amenities and excellent transport connections.

Tenure: Freehold

Council Tax: Band D

- Two Bedrooms
- Off Street Parking
- Garden
- Close to Farncombe Station
- Terraced Property
- Well Presented
- Ideal First Time Buy
- Ideal Buy to Let



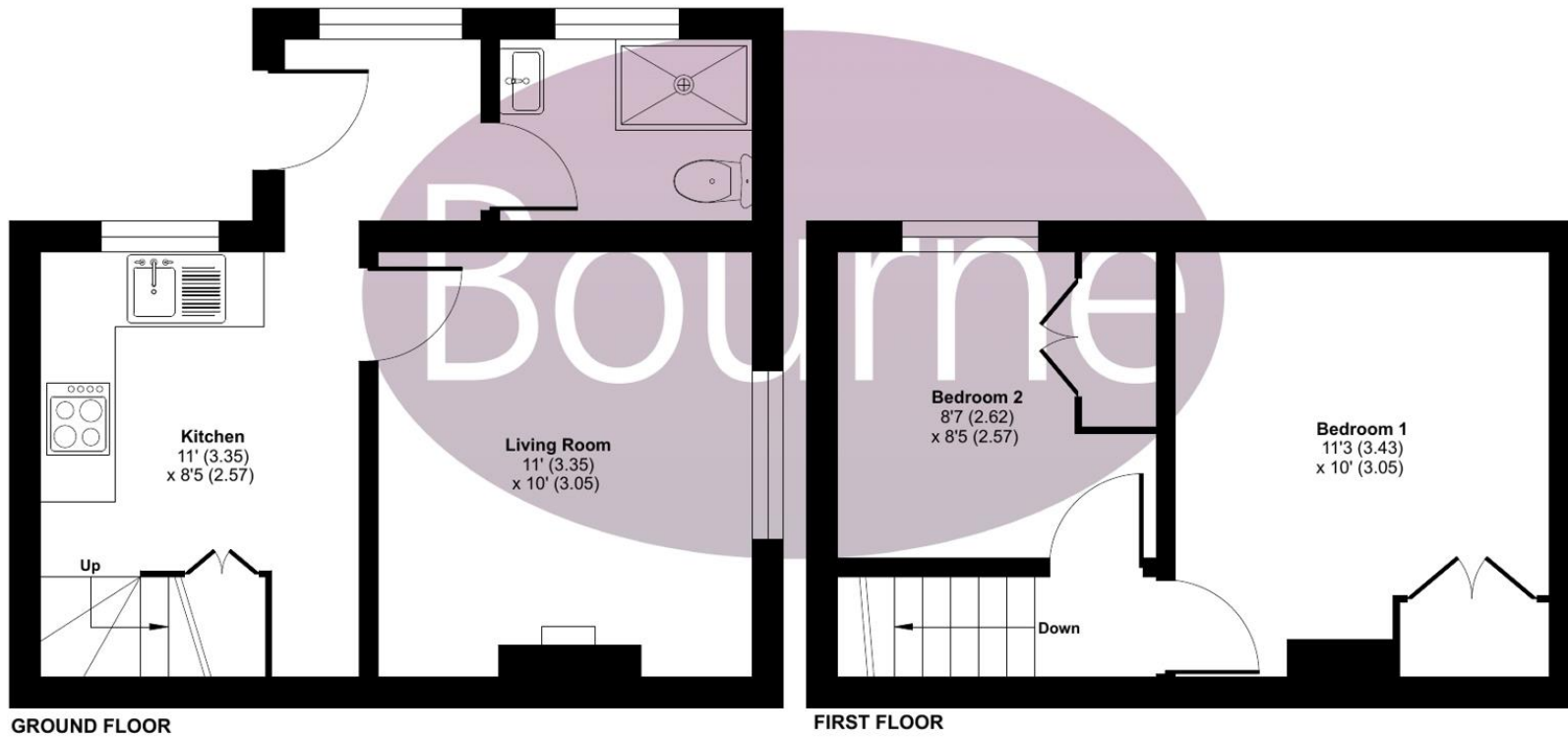
Floorplan



Kings Road, Godalming, GU7

Approximate Area = 501 sq ft / 46.5 sq m

For identification only - Not to scale

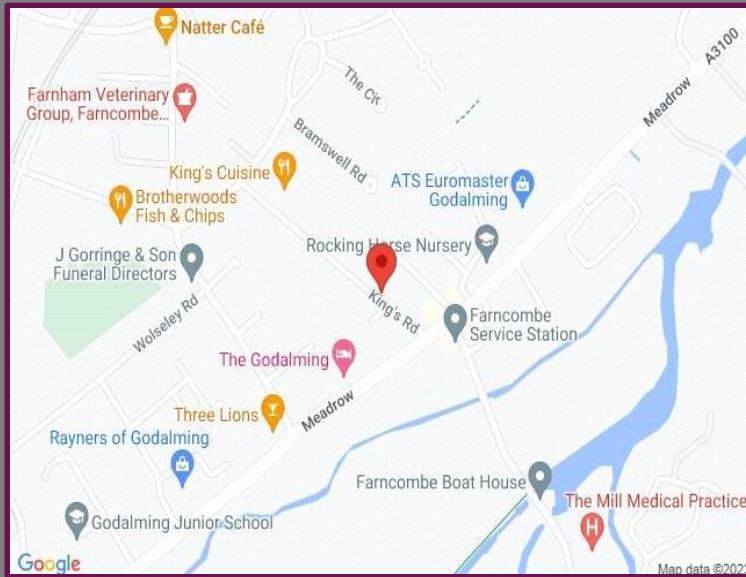


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Bourne Estate Agents. REF: 1046802

Location

Farncombe, a satellite of Godalming, is approximately one and a half miles away and offers its own shopping parade, including a butcher, chemist, and newsagents. Additionally, Farncombe has its own mainline station, just a short 7-8 minute walk from the property, with approximately 45-minute travel time to Waterloo.

Guildford is located three miles to the north, and the A3 at Compton provides easy access to London and the south coast, with links to Gatwick and Heathrow airports via the M25 at Cobham. The area offers a variety of well-regarded schools, including primary, junior, and Broadwater Comprehensive. Holloway Hill in Godalming is home to a sixth form college, and there are several independent schools available in the district.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU

Tel: 01483 427699 | Email: godalming@bournestateagents.com

Web: www.Bourneestateagents.com